PROCEEDINGS OF THE WASHINGTON STATE BOUNDARY REVIEW BOARD FOR KING COUNTY RESOLUTION AND HEARING DECISION

IN RE: CITY OF RENTON FILE NO. 2231

Preserve Our Plateau Area Proposed Annexation King County, Washington

I. PUBLIC HEARING OVERVIEW

In March of 2006 the City of Renton filed a Notice of Intention (File No. 2231) to annex a certain 1475 acre portion of territory, described as the Preserve Our Plateau Area.

Renton City Council adopted a Resolution approving a plan to annex the Preserve Our Plateau Area (aka "Plateau Area"). City officials reported that the proposal to annex the Plateau Area was made in response to a petition from citizens seeking to incorporate into the City of Renton.

The Notice of Intention describes the Plateau Area as being located on the eastern edge of the City of Renton. The Annexation Area is generally bordered on the west by the City of Renton. The Plateau Area is bordered, in part, on the north and on the southwest by unincorporated urban King County territories located within the Renton Potential Annexation Area. The remainder of the north, south, and east boundaries of the Plateau Area is formed by unincorporated Rural Area in King County.

With the filing of the Notice of Intention, the City of Renton invoked the Board's jurisdiction requesting a public hearing in order to provide citizens an independent forum to obtain information and comment upon the proposed Plateau Area Annexation.

The City of Renton also reported to the Boundary Review Board that the Resolution for the Preserve Our Plateau Area calls for an election to permit the citizens within the Plateau Area to ultimately decide whether or not to join the City of Renton.

The Board held a public hearing on June 14, 2006 to consider the proposal by the City of Renton to annex the Preserve Our Plateau Area (1475 acres).

The Board reviewed File No. 2231 in accord with RCW 36.93. (Local Governments – Boundaries – Review Boards). The Board directed particular attention to RCW 36.93.170 (Factors) and RCW 36.93.180 (Objectives). The Board also considered RCW 36.93.150, the authority for modification of annexation proposals. In accord with the law, the Board also considered RCW 36.70.A, the Growth Management Act, the King County Comprehensive Plan, the City of Renton Comprehensive Plan, together with other applicable state, regional, and local regulations and guidelines.

The Board finds that the record for File No. 2231 contains sufficient documentation (e.g., technical data, fiscal data), evidence of community information programs, and certification of petitions and/or legislative action to complete its review of the Plateau Area Annexation.

On the basis of the testimony, evidence and exhibits presented at said hearing, and the matters on record in said **File No. 2231**, it is the decision of the Board to **approve** the action proposed in said **Notice of Intention**. The legal description of the Preserve Our Plateau Area is attached hereto and marked as "Exhibit I", together with a map showing the boundaries of the area herein marked as "Exhibit II."

II. FINDINGS

RCW 36.93.170 FACTORS AFFECTING THIS PROPOSAL

The Board finds the following Factors (RCW 36.93.170) to be applicable to the City of Renton's proposed Preserve Our Plateau Area Annexation (1475 acres). Additional authorities applicable to the Plateau Area include, but are not limited to: RCW 36.70A, RCW 35.13, King County Comprehensive Plan/Countywide Policies, the Renton Comprehensive Plan and its enabling regulations (e.g., zoning code). These State and local authorities are intended to ensure reasonable development regulations and adequate public services to local communities.

A brief review of key issues related to each applicable element is presented below:

RCW 36.93.170 (1) POPULATION AND TERRITORY

The Board finds the following factors to be applicable to this matter: Population Density/Proximity to Other Populated Areas/Land Area/Land Uses; Comprehensive Land Use Plans; Topography, Natural Boundaries and Drainage Basins; Likelihood of Significant Growth in the Area During the Next Ten Years; and Population Density/Proximity to Other Populated Areas/Land Area/Land Uses. Following is a brief review of key issues related to these factors.

The Plateau Area, as proposed for annexation to the City of Renton, lies within the Urban Growth Area established by King County. The King County Comprehensive Plan contemplates transfer of the Plateau Area to a local jurisdiction. County Policy LU-31 requires cities to designate potential annexation areas to include adjacent urban lands and eliminate unincorporated islands between cities. Policy LU-32 encourages cities to annex designated areas into city boundaries. King County Comprehensive Plan/Countywide Policies call for contiguous orderly growth of local jurisdictions (e.g., U-304, U-208, U-301, U-304.) Policies also establish cities as the providers of local governance, community planning, and urban services (e.g., FW-13, CO-1, CO-3; LU-31 - LU-34, LU-36).

The City of Renton Comprehensive Plan provides for the commitment and the resources to govern the Plateau Area. The Renton Plan demonstrates that the City has provided for protection of the existing built environment and for new development in the Plateau Area. Under the City's Comprehensive Plan, citizens of the Plateau Area would also be provided with a full array of uniform public services, facilities and infrastructure.

Specifically, the Renton Comprehensive Plan "Annexation Element" addresses the annexation of the Preserve Our Plateau Area. The Plateau Area is included in the "Annexation Element" of the City of Renton Comprehensive Plan and lies within the City's Potential Annexation Area. The Plateau Area Annexation is consistent with City's Comprehensive Plan policies supporting inclusion of urban areas within the City for local governance. The community is unified with respect to its specific physical elements (e.g., geographic features) and social elements.

The Plateau Area is an urban community that is substantially developed with single-family homes. There is some limited commercial property within Plateau Area boundaries. Public facilities and open spaces are present in the Plateau Area. The Plateau Area will likely experience continuing urban growth over the next ten years. There is remaining land that is suitable and permitted for redevelopment/new development with residential uses.

The City of Renton Comprehensive Plan provides for growth at urban levels of density consistent with the existing built environment and the natural environment. Future residential development would reportedly be generally similar to and essentially compatible with existing housing density/design requirements. With annexation of the Plateau Area, there would be an opportunity to immediately implement consistent and coordinated development standards throughout the community.

The Plateau Area contains environmentally sensitive features (e.g., variable topography, drainage basins, natural habitat). Portions of the environmentally sensitive lands require planning and management to ensure the preservation of these critical areas. The Renton Comprehensive Plan

provides support for the natural environment within the Plateau Area through guidelines and regulatory controls (e.g., open space preservation, storm water/flood control programs) designed to protect sensitive areas.

Similarly, annexation would be consistent with policies supporting annexations in areas where urban infrastructure and services are available for development at urban densities and in areas contiguous to City boundaries (e.g., Annexation Policies and Land Use Policies). The Comprehensive Plan includes policies addressing land development, service provision, and mutual social and economic benefits (e.g., LU-378; LU-386; LU-388) applicable to the Plateau Area.

The State Growth Management Act (RCW 36.70A) supports the Preserve Our Plateau Area Annexation. The proposed action would be consistent with RCW 36.70.20 which calls for community planning goals, for urban growth, services and infrastructure, and environmental preservation.

RCW 36.93.170 (2) MUNICIPAL SERVICES

The Board considered the following factors to be applicable: need for municipal services; effects of ordinances, governmental codes, regulations and resolutions on existing uses; present cost and adequacy of governmental services and controls in area; probable future need for such services; costs; effect on the finance, debt structure and contractual obligations; and prospects of government services from other sources, and rights of other affected governmental units. Following is a brief review of key issues related to these factors.

The evidence shows that the Plateau Area is an urban community requiring municipal services and facilities. Service goals and policies for urban areas are established by the State Growth Management Act and the King County Comprehensive Plan. For example, King County FW-13 states that cities are the appropriate provider of local urban services to Urban Areas. FW-29 and FW-30 address the need for jurisdictions to plan for and coordinate services. Additionally, annexation is appropriate under Countywide Policy CO-1, when a jurisdiction has "identified and planned for (a) full range of urban services".

Consistent with the State Growth Management Act and the King County Plan, the City of Renton has developed policies – through the City's Comprehensive Land Use Plan, Comprehensive Service Plans, and other regulatory authorities – for provision of services to all properties within its corporate boundaries. Upon annexation, the City of Renton would include the newly incorporated area in the municipality's Service Area. The City of Renton will provide (directly or by contract) a full array of public services. More specifically, the City will provide policing, fire service and medical emergency service. King County Water District No. 90 will continue to provide water service. The City will provide a storm water management system.

The City will provide sewer/wastewater services to properties currently receiving those services. Those properties currently on septic systems may continue to use those systems. Upon request by the property owner or upon a King County Health Department determination of septic system failure, a septic system will be converted to sewer/wastewater management system. The City of Renton will provide for construction and maintenance of transportation infrastructure and systems.

The City will provide for law and justice services and a range of human services. The King County Library and local/regional recreation facilities would be available to residents. The Renton School District and the Issaquah School District would continue to administer school assignments.

The Board finds that the City of Renton has provided documentation, through a Fiscal Feasibility Study which examined revenues/expenditures relating to governance and service of the Plateau Area, that sufficient funds are available both at current development and at full development to provide a full array of services/facilities to the community.

More specifically, the City has developed a basic plan to provide Plateau Area citizens with public services/facilities in a manner equivalent to the services/facilities provided to citizens within the existing City of Renton. Plateau Area residents would be provided services, infrastructure, and

facilities at a basic level immediately upon incorporation. The City is committed to hiring staff as necessary to ensure equivalent levels of service for the Plateau Area both at current development and at estimated maximum development.

Fiscal Feasibility Study findings indicate that a substantial portion of the costs for governance and services will be essentially offset by property taxes, standard service fees, and other revenues based on population. Reasonable rates would be assessed to citizens for both basic and enhanced services/facilities. For example, upon annexation, property owners will assume their share of the regular and special levy rate of the City for capital facilities and public services. Improvements to levels of service would then occur over time as required to meet the needs of the community and as permitted by available resources.

The Fiscal Feasibility Study finds, however, that the City would be required to provide a subsidy to the Plateau Area at an estimated \$284,658 each year (based upon 2006 values). At full development, estimated to occur in 2016, the subsidy would be reduced to \$132,224 per year (based on 2006 values). The City has made a commitment to provide this subsidy to the Plateau Area in the same manner that a subsidy is provided to other residential communities within Renton. Thus, the Plateau Area Annexation would result in no significant impacts to City finances, debt structure, or rights of other governmental units.

With annexation to Renton, all services for the Plateau Area reportedly will be efficiently coordinated under unified regulatory authorities administered by a single local government unit. Services would be equal to – or improved from – the services currently provided by King County.

King County officials support annexation of the Plateau Area. This action creates a logical municipal service area. The City can provide more cohesive policies, standards, programs, cohesive operations, and efficient, economic control of services. Thus, services will be more effective, more efficient, and less costly to both government and citizens of the Plateau Area.

RCW 36.93.170 (3) Effects of Proposal

The Board considered mutual economic and social interests, and local government structure effects to be applicable. Below is a brief review of key issues.

The evidence shows that the Preserve Our Plateau Area is contiguous to – and shares mutual social and economic profiles with – the City of Renton. Coordinated integration of citizens of the Plateau Area into Renton would preserve social organization, support economic health, and protect public safety and welfare.

The City of Renton Comprehensive Plan encourages local governance of communities. With annexation, citizens would participate in local governance including land use planning, service planning, fiscal planning and planning for public amenities to serve the community. Renton officials testified that the City is prepared to govern and to provide full services to this community.

King County Comprehensive Plan/Countywide Planning Policies encourage local governance of communities. Annexation of the Plateau Area is also consistent with the King County Annexation Initiative, which calls for transfer of urban lands to local jurisdictions at the earliest feasible date. More specifically, the Plateau Annexation is proposed under a framework established through an Interlocal Agreement between the City of Renton and King County. The Interlocal Agreement establishes a commitment by the County to provide support to the City of Renton to facilitate transition of service responsibilities from the County to the City. The Interlocal Agreement also addresses City responsibilities for public facilities (e.g., parks, surface water management systems, ground water facilities). Annexation of the Plateau Area into the City of Renton under this Interlocal Agreement promotes balanced, unified and effective local government.

CONSISTENCY WITH THE GROWTH MANAGEMENT ACT

RCW 36.93.157 mandates that Boundary Review Board decisions must be consistent with three sections of the Growth Management Act:

RCW 36.70A.020 Planning GoalsRCW 36.70A.110 Urban Growth Areas

RCW 36.70A.210 Countywide Planning Policies

Key Growth Management Act policies that guide the provision of public services and that are relevant to the proposed Plateau Area include:

- RCW 36.70A.020 (1) Urban Growth: Encourages development in urban areas where adequate public facilities and services exist or can be provided efficiently.
- RCW 36.70A.020 (2) Reduce Sprawl: Reduce inappropriate conversion of undeveloped land into sprawling low-density development.
- RCW 36.70A.020 (10) Environment: Protect and enhance the environment and quality of life.
- RCW 36.70A.020 (11) Citizen Participation and coordination in the planning process and ensure coordination between communities/jurisdictions to reconcile conflicts.
- RCW 36.70A.020 (12) Public Facilities and services: Ensures that adequate public services and facilities are available to serve land developments.
- RCW 36.70A.110 (1/6) calls for each county to designate an urban growth area.
- RCW 36.70A.110 (3) directs urban growth to areas with existing or available public services and facilities
- RCW 36.70A.110 (4) states that "(in) general, cities are the units of local government most appropriate to provide urban ...services."
- RCW 36.70A.210 (1) calls for cities to be primary providers of governmental services in urban growth areas.

Annexation of the Plateau Area into the City of Renton will satisfy Growth Management Act criteria for governance of urban areas. This action is supported by the provisions of RCW 36.70.A which require community planning goals, for urban growth, services and infrastructure, and environmental preservation. For example, the proposed Plateau Area Annexation is consistent with RCW 36.70A.020 (1), encouraging development in urban areas where there are adequate public services. It is also consistent with RCW 36.70A.020 (12), which calls for public services to support permitted development. Annexation would also permit urban growth – and protection of environmentally sensitive areas – as envisioned in the Growth Management Act.

RCW 36.93.180 OBJECTIVES

The Boundary Review Board has considered RCW 36.93.180 (Objectives), as follows:

RCW 36.93.180 (1) PRESERVATION OF NATURAL NEIGHBORHOODS AND COMMUNITIES

The Board finds that the Plateau Area is a neighborhood as that term is defined by case law, as "either geographically distinct areas or socially... distinct groups of residents". The Plateau Area, in its entirety, exhibits many features that support its link with the City. Both the Plateau Area and the adjacent City lands are residential in character. The communities are characterized by similar and linked topography, open spaces, and habitat features.

The citizens of both communities share similar demographic, social, and economic profiles. Residents of the City and the Plateau Area use common community facilities – schools, roadways, libraries, shopping centers, parks, and recreation facilities.

The City of Renton Comprehensive Plan anticipates annexation of the Plateau Area. The City includes the Plateau Area in its Potential Annexation Area. The Plateau Area is included in community planning programs to enable the City to guide growth and to provide coordinated services.

Annexation of the Plateau Area promotes the preservation of the neighborhood because this action encourages a more effective connection to the City of Renton. Annexation will allow the City of Renton to guide coordinated community development in a manner which considers both built lands and the critical natural areas.

Renton officials have an established commitment to provide Plateau Area citizens a voice and a vote in planning for the future development of the built community and preservation of environmentally sensitive areas. City representatives demonstrate plans to effectively govern and serve this area as a part of a unified community.

King County officials support the annexation of the Plateau Area citing that annexation would be consistent with state, regional and local guidelines. The County has indicated a preference for immediate annexation of urban areas to provide uniform governance for citizens of the Preserve Our Plateau Area. The City of Renton has an established record as an entity capable of providing for zoning, development standards, and environmental protection appropriate to the area.

RCW 36.93.180 (2) USE OF PHYSICAL BOUNDARIES, INCLUDING BUT NOT LIMITED TO BODIES OF WATER, HIGHWAYS, AND LAND CONTOURS

Physical boundaries existing in this general area support the annexation of the Plateau Area. More specifically, the Plateau Area is located immediately east of the City of Renton. The specific boundaries of the proposed Plateau Area Annexation are based upon co-terminus borders with the City, rights-of way, and individual property lines.

The Board finds that, while the Plateau Area physical boundaries may appear to have a rather unusual configuration, the specific area has been established for annexation by Renton under the City's Comprehensive Plan/Potential Annexation Area.

"Social neighborhoods" may also be the basis for boundaries. The evidence shows that the City and the Plateau Area share a social affiliation. The communities form a single social neighborhood.

Annexation of the Plateau Area furthers the planning goals established by the State Growth Management Act for providing local governance to unincorporated urban territories.

The Plateau Area annexation is consistent with the King County Comprehensive Plan as this action achieves progress toward incorporation of the greater unincorporated area in King County.

The Plateau Area Annexation is designed to further the establishment of a cohesive community. More specifically, the annexation would create (or enhance) clear physical boundaries. The Plateau Area is bordered by Renton on the western boundary. The remainder of the Plateau Area is essentially surrounded by Rural Area. There are two remaining small pockets of urban land adjacent to the Plateau Area; these areas are planned for future annexation into the City of Renton.

RCW 36.93.180 (3) CREATION AND PRESERVATION OF LOGICAL SERVICE AREAS

The Renton Comprehensive Plan (including the Land Use Plan, Comprehensive Sewer and Water Plans, Transportation Element, Comprehensive Storm Water Management Plan) designates the City as the provider of services for the Plateau Area. Annexation of the Plateau Area into the City of Renton will advance the creation and preservation of logical service areas.

The Plateau Area creates and preserves logical service areas by including a greater number of properties in the City's service area. Annexation of the Plateau Area will enable design and implementation of efficient, consistent, consolidated service programs throughout the greater community. These synchronized services and facilities (e.g., provision of sewers, water service, storm water and surface water management systems, emergency services) will promote protection of the built environment and the natural environment.

King County strongly supports annexation of unincorporated urban areas, such as the Preserve Our Plateau Area to provide citizens with more effective, efficient governance. The County does not have sufficient resources to manage land uses or serve properties in these urban areas.

The State Growth Management Act identifies cities as the logical providers of local governance and urban services.

RCW 36.93.180 (4) Prevention of abnormally irregular boundaries

The evidence shows that incorporation of the Preserve Our Plateau Area would provide a reasonable and regular boundary consistent with the Renton Comprehensive Plan Annexation Element. The proposed Plateau Area boundaries are not geometric in form; however, these boundaries do provide regularity based upon the fact that the Plateau Area is located in Renton's Potential Annexation Area. Annexation of the Plateau Area to Renton is consistent with the intent of this criterion to achieve the boundaries necessary to facilitate coordinated land uses and offer a more effective, efficient solution to provision of services.

The Board finds that annexation of the Plateau Area is desirable to achieve the boundaries necessary to facilitate coordinated land uses and offer a more effective, efficient solution to provision of services.

Under the King County Comprehensive Plan and the State Growth Management Act, the Plateau Area, as an unincorporated urban community, is encouraged to annex to a local jurisdiction. The Plateau Area, as an unincorporated community, does not benefit from effective governance.

RCW 36.93.180 (5) DISCOURAGEMENT OF MULTIPLE INCORPORATIONS

RCW 36.93.180 (5) is not applicable to File No. 2231.

RCW 36.93.180 (6) DISSOLUTION OF INACTIVE SPECIAL PURPOSE DISTRICTS

RCW 36.93.180 (6) is not applicable to File No. 2231.

RCW 36.93.180 (7) ADJUSTMENT OF IMPRACTICAL BOUNDARIES

The Board finds that annexation of the Plateau Area to the City of Renton would create more practical boundaries necessary to achieve the preservation of the community, coordinated governance, and planning activities (e.g., establishment of coordinated land uses and development standards.)

Annexation of the Plateau Area will place a greater portion of the built environment and linked natural environment under City jurisdiction, thus creating more practical boundaries for the effective local governance, directed planning activities (e.g., establishment of uniform land uses and development standards), preservation of environmentally sensitive areas, and the provision of coordinated public facilities and services.

RCW 36.93.180 (8) Incorporation as cities or annexation to cities of unincorporated areas which are urban in character

The Board finds that annexation of the Preserve Our Plateau Area into the City of Renton is based upon the location of this territory within the Urban Growth Area established by the King County Comprehensive Plan. The "Urban" designation established for the Plateau Area is also supported by the State Growth Management Act.

The City of Renton Comprehensive Plan includes the entire Plateau Area in its Potential Annexation Area. This definition addresses both existing land characteristics and future designation/use plans for the Plateau Area.

Immediate annexation of the Plateau Area into Renton will promote uniform governance, development, and services appropriate for this urban territory.

RCW 36.93.180 (9) PROTECTION OF AGRICULTURAL AND RURAL LANDS FOR LONG TERM PRODUCTIVE AGRICULTURAL/RESOURCE USE

RCW 36.93.180 (9) is not applicable to File No. 2231 as the Preserve Our Plateau Area lies in the Urban Growth Area as established for King County.

III. BOUNDARY REVIEW BOARD FINDINGS AND DECISIONS

The Boundary Review Board conducted review and deliberation of File No. 2231 based upon the record of written documents and oral testimony, in keeping with applicable state, regional and local regulations. The Board focused upon RCW 36.93 (Boundary Review Board Enabling Act); RCW 36.70A (Growth Management Act); King County Comprehensive Plan/Countywide Policies; City of Renton Comprehensive Plans, RCW 35.13 (Annexation of Cities); and other relevant regulations and guidelines. As prescribed by statutory mandate, the Boundary Review Board considered the following options:

- The Plateau Area Annexation could be accepted as proposed by the City of Renton, if this action advances the provisions of RCW 36.93 and other applicable regulations (e.g., State Growth Management Act, King County Comprehensive Plan, Renton Comprehensive Plan).
- The Preserve Our Plateau Area Annexation could be denied in its entirety if annexation is found to be inconsistent with RCW 36.93 and other applicable regulations (e.g., Chapter 36.70A RCW, King County Comprehensive Plan, Renton Comprehensive Plan).

The Board finds that the record for File No. 2231 is detailed and extensive. Affected parties have provided considerable materials supporting their positions. The Board has deliberated upon the complete record in order to come to a decision for the proposed Plateau Area Annexation. The Board finds that the City of Renton's proposed annexation of the Preserve Our Plateau Area is consistent with the provisions of 36.93 RCW. For example:

- The Plateau Area annexation addresses criteria established in RCW 36.93.170 with respect to population, territory, comprehensive planning, land uses, natural environment, service needs and service capacity, and mutual social and economic needs.
- Additionally, the proposed Plateau Area was evaluated according to the criteria established in RCW 36.93.180 as follows:

RCW 36.93	PRESERVE OUR PLATEAU AREA (1475 ACRES)
OBJECTIVE 1 – PRESERVATION OF NATURAL NEIGHBORHOODS AND COMMUNITIES	ADVANCES CRITERION AS ANNEXATION INCLUDES ALL PROPERTIES IN A NATURAL COMMUNITY
OBJECTIVE 2 – USE OF PHYSICAL BOUNDARIES	ADVANCES CRITERION AS IT COINCIDES WITH ESTABLISHED COMPREHENSIVE PLAN BOUNDARIES
OBJECTIVE 3 — CREATION AND PRESERVATION OF LOGICAL SERVICE AREAS	ADVANCES CRITERION AS RENTON CAN SERVE ENTIRE AREA TO PROTECT PUBLIC WELFARE.
OBJECTIVE 4 — PREVENTION OF ABNORMALLY IRREGULAR BOUNDARIES	ADVANCES CRITERION AS REGULAR BOUNDARIES SUPPORT A UNIFIED COMMUNITY AND STREAMLINE SERVICE PROVISION
OBJECTIVE 5 - DISCOURAGEMENT OF MULTIPLE INCORPORATIONS	DOES NOT APPLY
OBJECTIVE 6 — DISSOLUTION OF INACTIVE SPECIAL PURPOSE DISTRICTS	DOES NOT APPLY
OBJECTIVE 7 - ADJUSTMENT OF IMPRACTICAL BOUNDARIES	ADVANCES CRITERION AS PRACTICAL BOUNDARIES ARE CREATED TO SUPPORT A UNIFIED COMMUNITY AND TO STREAMLINE SERVICE PROVISION
OBJECTIVE 8 — INCORPORATIONOR ANNEXATION TO CITIES OF UNINCORPORATED URBAN AREAS	ADVANCES CRITERION AS THE ENTIRE DESIGNATED URBAN AREA IWILL BE INCORPORATED INTO A LOCAL JURISDICTION.
OBJECTIVE 9 - PROTECTION OF AGRICULTURAL AND RURAL LANDS	DOES NOT APPLY

- State Growth Management Act (Chapter 36.70A RCW) policies call for logical and orderly growth. The Board finds that annexation of the Preserve Our Plateau Area advances the provisions of the RCW 36.70A by providing for effective local governance.
- The King County Comprehensive Plan/Countywide Policies and the Renton Comprehensive Plan also contemplate logical and orderly growth of communities. These County and City plans support local governance to assure balanced, sound, cost-effective governance for this community.

The Board finds that the proposed Preserve Our Plateau Area Annexation achieves the provisions of the King County Comprehensive Plan/Countywide Policies and the City of Renton Comprehensive Plan. Annexation of the Plateau Area would accomplish that balance that the County and the City seek from annexation of urban areas into local communities.

IV. CONCLUSION

The Boundary Review Board finds that approval of the Preserve Our Plateau Area annexation to the City of Renton advances the standards established in the Growth Management Act, King County Comprehensive Plan, the City of Renton's Comprehensive Plan, RCW 36.93, and other state and local guidelines for incorporation of urban areas.

The Boundary Review Board finds that approval of the City of Renton Notice of Intention to annex the Preserve Our Plateau Area is timely based upon the City of Renton's current and historical commitment to guide development and provide municipal services to this area. Annexation will enable the City of Renton to provide a harmonious efficient plan for the governance of the built community, preserving the environment, and protection of public health and welfare.

(<u>Note</u>: Under state law, the City of Renton must adopt an Ordinance or Resolution affirming the Preserve Our Plateau Area Annexation following action by the Boundary Review Board and agreement by a vote of the citizens. Under state law, the City must confirm the action as approved by the Boundary Review Board. Alternatively, the Council may decide not to pursue the action. However, the City cannot modify the boundaries that have been approved by the Boundary Review Board.)

NOW, THEREFORE,

BE IT RESOLVED BY THE WASHINGTON STATE BOUNDARY REVIEW BOARD FOR KING COUNTY THAT, for the above reasons, the action proposed in the Notice of Intention contained in said File No. 2231 be, and the same is, hereby approved as described in Exhibits attached hereto and incorporated herein by reference.

ADOPTED BY SAID WASHINGTON STATE BOUNDARY REVIEW BOARD FOR KING COUNTY by a vote of in favor , in opposition, and abstentions, on this day of August, 2006, and signed by me in authentication of its said adoption on said date.
WASHINGTON STATE BOUNDARY REVIEW BOARD FOR KING COUNTY
Charles Booth, Chair
Charles Booth, Chair
FILED this day of August, 2006 BY :
Large Blanca Francisco Constant
Lenora Blauman, Executive Secretary

EXHIBITS

EXHIBIT I CITY OF RENTON PRESERVE OUR PLATEAU AREA: LEGAL DESCRIPTION OF ANNEXATION AREA BOUNDARIES

EXHIBIT II CITY OF RENTON PRESERVE OUR PLATEAU AREA: MAP OF ANNEXATION AREA BOUNDARIES